

Garner Town Council
Work Session Minutes
January 27, 2015

The Garner Town Council met in a Work Session at 6:00 p.m. on Tuesday, January 27, 2015 in the Town Hall Council Meeting Room.

Present: Mayor Williams, Mayor ProTem Johns, Council Member Behringer, Council Member Kennedy, Council Member Marshburn and Council Member Singleton.

Staff Present: Hardin Watkins-Town Manager, Rodney Dickerson-Asst. Town Manager, John Hodges-Asst. Town Manager, Emily Lucas-Finance Director, Town Chalk-Town Engineer, Sonya Shaw-Parks, Recreation and Cultural Resources Director, Reginald Buie-Neighborhood Improvement Manager, Tony Beasley-Economic Development Director.

A. CALL MEETING TO ORDER

Mayor Williams called the meeting to order at 6:05 p.m.

Town Clerk Judy Bass introduced new Deputy Town Clerk Stella Gibson to Council.

Assistant Town Manager John Hodgins introduced new Economic Development Director Joseph Stallings to Council.

B. DISCUSSION ITEMS

1. Garner Indoor Recreation Center

Presenter: Tony Chalk, Town Engineer

Clark Patterson Lee gave an overview of the Indoor Recreation Center design options.

Access to parking will be from Montague and Purvis with angular parking on both sides of the street for a total of 180 paved spaces.

Building has lowered building profile to fit the design of the existing buildings along Main Street. Floor plan includes 3 gyms. The lower level will include all program space, kitchen facilities, restrooms, and central reception. Upper level will include a 3-lane rubber walking track with an overlook into the gyms.

Three options were presented for the exterior of the building: wood/red brick/ground face masonry, metal panel/red brick/ground face masonry, or metal panel/red brick/ground face masonry.

Entrance off Main Street can be opened for special events.

The site includes a driveway through the middle and a drop off area.

Walking path access will be by paved or raised crosswalk in field (final grading amphitheater style). Site will also include continuous sidewalks.

Council Member Kennedy questioned the materials to be used, such as the possibility of terrazzo flooring. The consultant stated that terrazzo flooring would be expensive and anything with wood would be on the higher side of cost. The current budget estimate includes approximately \$500,000 for materials.

Soil borings are being performed to determine if building site will need waterproofing or under slab drainage.

Council Member Johns expressed concern regarding the drainage on Purvis and Montague. Tony Chalk explained that the site will include a drainage piping system which should improve the drainage in the entire area. Consultants were asked to provide drawing depicting drainage system and retention pond.

Estimated costs include a 10% contingency which will reduce closer to time of construction to an estimated 3% contingency.

Council Member Singleton expressed concern regarding the existing 180 parking spaces on the design. The area designated as future development may impact parking for gyms if the events are of the same use and hours. He also stated that the multipurpose field should be made as large as possible now since we will never get the chance to do again; maybe expand towards the south. He stated that we needed to get this right.

Town Manager Watkins advised Council that staff was working with design team and staff and asked for feedback from Council on what was presented, and a decision on the best way to bridge gap on finances.

Council Member Singleton stated that he felt there was too much glass inside building and that glass was expensive.

Council Member Marshburn stated that the artist did a good job, the space was very functional, and he liked the openness with glass. He also liked the programmable space, the idea of a portable wall, and the concept/architectural design. He stated he would defer any water/drainage matters to other Council.

Council Member Kennedy inquired if the columns in the gym were supporting or not. The consultant explained that the columns allow for storage and restrooms. He also wanted to know if it was practical to have curtains or bleachers on either side of wall and was advised by the consultant that yes, it happens all the time. He expressed concern regarding the noise. Budget cost originally \$6,644,000, additional cost due to addition of third gym \$7,985,794 – construction costs only \$1,543,000. The possibility of a retractable internal wall in one gym was also discussed.

Council Member Singleton stated storage was needed in the facility.

Mayor Williams suggested adding parking spaces now for future use. Town Manager Watkins expressed the need to balance the downtown business with future recreation needs; brick/block, finances, solid/portable wall/flooring in lobby, these items can be bid choices as alternatives.

Council Member Behringer asked about the maintenance of terrazzo flooring vs. concrete. Stated that Wake Forest has polished concrete flooring and she does not care for it.

Council Member Kennedy suggested that due to the variations in cost, we needed to identify what we would ideally like and how to finance.

Council Member Behringer stated that number of windows was a major concern.

Council Member Marshburn stated that this project was a major investment and since we don't know when we would have a project like this again, pending finances, we need to do it right.

Emily Lucas provided information on alternate funding sources for amount over budget. Total project cost is \$7.98 million.

Council Member Gra Singleton asked about PARTF grant. I was agreed that the PARTF grant would be included.

Council Member Johns asked about the Rex Foundation and how we received and interest earned.

Council Member Singleton asked about Wake County Community Development Block Grant (CDBG) program. Mr. Watkins explained the new process of a 5 year cycle to give each city a flat dollar amount for qualifying projects.

Council Member Kennedy felt that the Town was looking in every nook and cranny for the additional funds needed, basically cleaning out the closet. Stated whenever he asked about bathrooms at White Deer Park there was no money, now he notices that there was \$150,000 in the budget.

Council Member Singleton stated he was confident we would get the bond premium of \$249,300 and that he reviewed the additional funding sources list and identified items that can't go anywhere else except Parks and Recreation and that we were not cleaning out all cupboards; prefers Option P-1.

Council Member Kennedy stated that we should look at options with \$249,300 bond premium. He also stated that it seems our focus is to build the indoor recreation center and just face the consequences. Need to choose option with minimal consequences across the board. Start with option P-2 and work from there.

Council Member Singleton stated that a good ceiling is needed for the multi-purpose room.

Mr. Watkins reviewed the plan to move forward with a modified Option P1 as follows: \$100,000 from Lake Benson Park; add \$100,000 to PRCR bonds. Design decisions include all brick with polished block interior, add/alternates for retractable internal wall in one gym, and options for glass).

Action: Move forward with changes to Indoor Recreation Center design (all brick with polished block interior, add/alternates for retractable internal wall in one gym, and options for

glass). Selected additional funding sources for project as recommended by the Finance Director.

2. Parks Recreation and Cultural Resources (PRCR) Park Enhancement Bond Project Updates

Presenter: Sonya Shaw, Parks, Recreation and Cultural Resources Director

Sonya Shaw introduced Ann Collier from Oakley Collier Architects who gave an update on the restroom/concessions and dugout covers.

South Garner Park – New concession stand will be 1,513 sq. ft. and include the concession area, meeting room, storage, restrooms, and outdoor seating.

Council Member Singleton inquired if the small restroom facility would be opened year round. The Architect advised that the smaller restroom would be unlocked year round with the larger facilities being locked during off-season. The buildings would have freeze protection and low heat. The meeting space would have a heating/cooling unit. Buildings would be constructed of concrete block with a sealed concrete floor (with the exception of meeting space).

Garner Recreational Park – New concession stand will be shifted slightly to better fit site. Building will be 1,320 sq. ft. and include the concession area, storage, restrooms, and outdoor seating.

Both concession buildings would be bid as a package with construction estimated for completion around July 31, 2015.

Dugouts for South Garner Park and Garner Recreational Park will include installation of 10 dugouts for the 5 ballfields. Each shelter will be constructed on a concrete pad with an 8' x 24' shelter and two benches.

Council Member Behringer asked how high the roof would be - 8' in back with a slope.

Bid packages are ready to be released with construction estimated for completion around March 27, 2015.

Total budgeted for this project is \$614,500. Total budget estimate for construction is \$615,280; \$2,200 under budget. A detailed description of costs follows:

South Garner Park -	\$242,080
Garner Recreational Park -	\$211,200
Dugout Covers -	\$110,500
Architectural/Engineering Fees -	\$ 51,500
Total	\$615,280

Ms. Shaw gave provided details on the installation of additional fencing to be installed at South Garner Park. Estimates received were between \$17,000 and \$22,000 for project. Estimated completion date of project is March 2015.

Ms. Shaw provided an update on the purchase of a 24' x 20' mobile stage. A video showing the actual deployment of the stage was shown.

Council Member Singleton inquired if the Town had a vehicle in its fleet which would pull the stage and was assured that we did.

Council Member Johns asked if any other municipalities in the area have this stage and if they liked it. Ms. Shaw advised that both Cary and Chapel Hill have this stage and are very pleased with it. Mr. Johns also inquired as to how many people can be on the stage at the same time; estimate is 12.

Ms. Shaw stated the amount of the bid was \$120,000 and was negotiated down to \$104,038; with the remaining balance coming from park improvement funds. She also stated that the purchase of the mobile stage had the full support of the Parks & Recreation Committee.

Ms. Shaw advised that work continues on the North Garner Dog Park with an estimated completion date of the end of March 2015. Estimated project cost is \$75,000.

Ms. Shaw presented information regarding the possibility for a second dog park at Lake Benson Park. Project estimated cost would be \$125,000. Favorable support of the additional park was shared.

Action: Update on projects; contracts for mobile stage and dugouts to be placed on February 2, 2015 Council Agenda.

3. Parks, Recreation and Cultural Resources Agency Accreditation Update
Presenter: Sonya Shaw, Parks, Recreation and Cultural Resources Director

Sonya Shaw and Rob Smith provided an update on the Parks, Recreation, and Cultural Resources Accreditation process. Currently there are only 133 municipalities in the nation with this designation. This process will increase efficiency, provide evidence of accountability, and identify areas for improvement.

Steps towards accreditation include a review of all aspects of Operations, a preliminary application (submitted in October 2014), a self-assessment (due March 31, 2015), visitation and on-site evaluation (scheduled for June 22-24, 2015), and the Award presentation by NRPA Congress September 15-17, 2015 in Las Vegas.

Action: No action; update provided.

4. Neighborhood Improvement Update
Presenter: Reggie Buie, Neighborhood Improvement Manager

Reginald Buie, Neighborhood Improvement Manager provided an update on the following items:

Northwest Garner Initiative – Work in the Cloverdale area is complete and an area in Northwest Garner consisting of commercial, industrial, and residential was identified as the next initiative.

Action: Adopt Resolution 2015-2235, Neighborhood Improvement Bond Project.

Motion: Singleton

Second: Behringer
Vote: Unanimous

Neighborhood Initiative Committee's Vision Statement – This vision statement was developed with a great deal of cooperation and consideration from the Neighborhood Improvement Committee and the result is something they are very proud of. Council Member Marshburn and Mayor Williams reaffirmed the Vision Statement.

Woodland North Street Lighting Project – Mr. Buie explained that there are 30 streetlights to be installed in the Foxwood/Vandora Springs area of Woodland North. This project will require several driveway bores, which are included in the total project cost. Council Member Singleton asked where the lights would be installed. Mr. Buie explained that the lights will be installed along Buck Ranch Drive, Forest Ridge Drive, Foxwood Drive, Villa Drive, Rolling Ridge Circle, Buckhorn Road, Ford Gates Drive, and Forest Manor Drive.

Garner 101 – Mr. Buie reported that there is a lot of interest in the Garner 101 classes and the Spring 2015 class is full at 35 participants. Class is scheduled to begin on March 5, 2015 with presentations from the Town Council and Administration Department. A waitlist will be started for anyone else who would like to participate.

Action: No action; update provided

5. Economic Report

Presenter: Emily Lucas, Finance Director and Tony Beasley, Building Codes Administrator

Emily Lucas and Tony Beasley reported on the current federal, state, and local economic conditions (property taxes, real estate market, sales, and current economic development activity relating to Garner.

Action: No action; presented report

6. March 2015 Bond Sale Update

Presenter: Emily Lucas, Finance Director

Emily Lucas presented funding model scenarios based on updates provided by Davenport related to projected interest rates based on their qualification as bank-qualified or non-bank-qualified. The Mayor commended Ms. Lucas for her work. Council consensus was to move forward with Case #1 as submitted by the Finance Director.

Action: Directed staff to move forward with Case #1 as submitted by the Finance Director.
Resolution to be placed on February 17, 2015 agenda.

7. 2015 Municipal Election Early Voting

Presenter: Judy Bass, Town Clerk

Judy Bass presented information regarding the number of early voters in 2014. Council set dates and times for early voting.

Action: Council set following dates and times for early voting- October 26-30 from 1:00 p.m. to 5:00 p.m. and October 31 from 10:00 a.m. to 1:00 p.m.

A. REPORTS

Reginald Buie reported on the homeless population at North South Station. Advised that he was working with agencies from Raleigh to develop a plan to provide assistance and will present to Council when complete.

Hardin Watkins advised Council he would be out of the office on January 28th & 29th and February 19th.

Council Member Ken Marshburn mentioned the announcement of the Google Fiber project.

D. ADJOURNMENT – 10:15 p.m.

Minutes Submitted by Stella Gibson.